



HELLIER  
LANGSTON  
Commercial Property Consultants

# FOR SALE/ TO LET

**Modern two storey business unit**

**Unit 2 Freemantle Business Centre, 152 Millbrook Road East,  
Freemantle, Southampton SO15 1JR**



## KEY FEATURES

- 542 sq ft (50.35 sq m)
- Comfort cooling
- 1 Dedicated car parking space
- Central location
- Single WC
- Double glazed
- Open plan
- Self contained

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**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The premises comprise a purpose built, 2 storey, mid terrace business unit/ office with a pitched tile roof and brickwork elevations with curtain wall glazing to the front elevation at both ground and first floors. Externally, the premises benefit from 1 x dedicated car parking space, with access to further visitor's spaces.

Internally the premises are open plan with painted plaster ceilings and walls (painted blockwork walls at ground floor level), with solid carpeted floors. Heating/ cooling is provided by wall mounted air conditioning units. The first floor benefits from a vaulted ceiling incorporating a velux roof light within the rear pitch of the roof.

### Accommodation

The premises have been measured to Net Internal Area as follows:

| Floor/ Use           | Sq m         | Sq Ft      |
|----------------------|--------------|------------|
| Ground floor offices | 24.07        | 259        |
| First floor offices  | 26.28        | 283        |
| <b>Total</b>         | <b>50.35</b> | <b>542</b> |

### Business Rates

The premises are currently assessed as Offices and Premises with a 2017 Rateable Value of £6,000. Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)



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## EPC

TBC

## Service Charge

A service charge will be levied to contribute towards the external maintenance and landscaping of the estate.

## VAT

We understand that the premises have been elected for VAT.

## Legal Costs

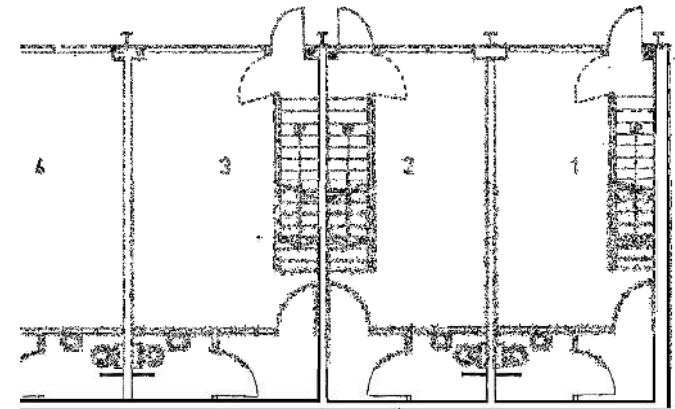
Each party to be responsible for their own legal costs incurred in the transaction.

## Terms

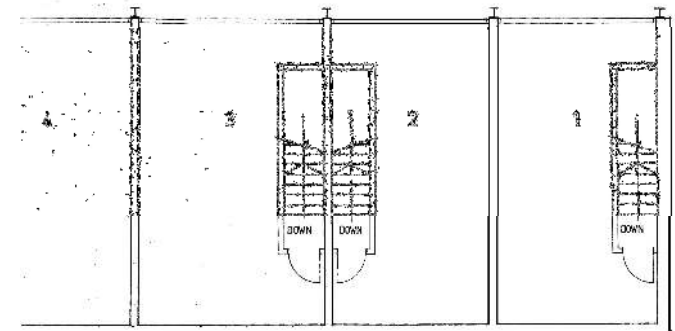
The premises are available for sale freehold, or to let on a new FRI lease for a term to be agreed.

## Rent/ Price

£150,000 Freehold/ £10,000 per annum



Ground Floor



First Floor

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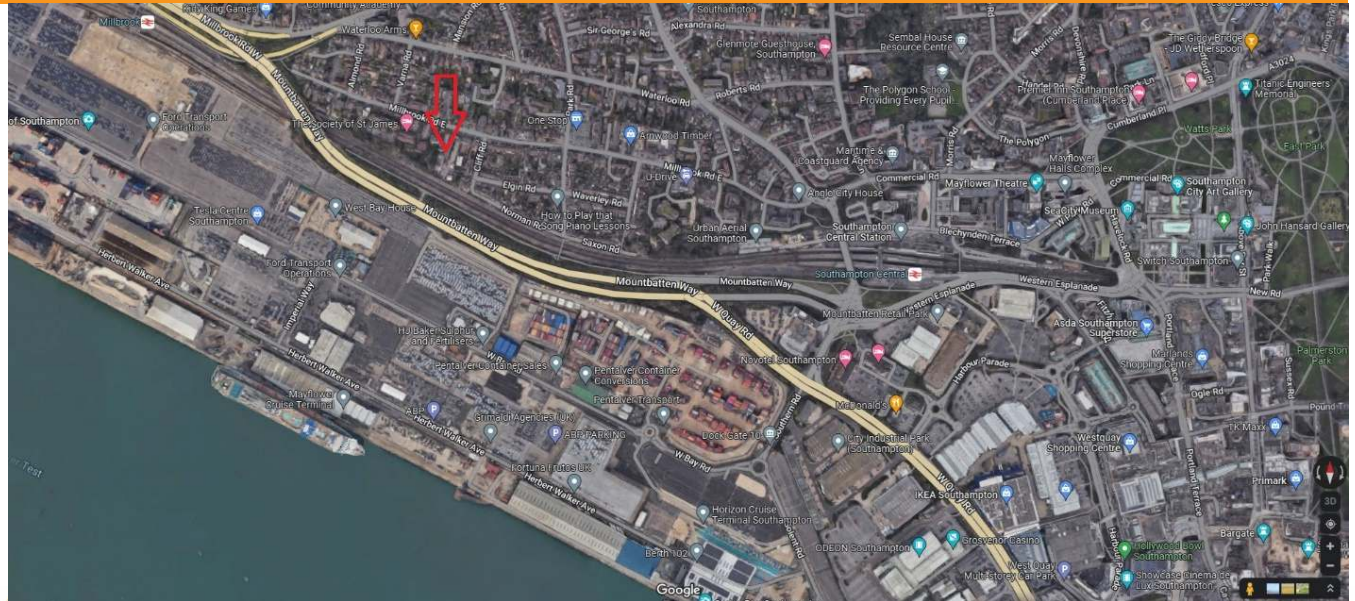
## Location

The property is located on the southern side of Millbrook Road East, approximately ½ mile west of Southampton Central Railway Station.

Junction 14 of the M3 is approximately 4 miles to the north via Hill Lane, Winchester Road and Bassett Avenue. The southern end of the M271 is approximately 2.3 miles to the west via Millbrook Road West.

## Viewing

Strictly by appointment with the sole agents:



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